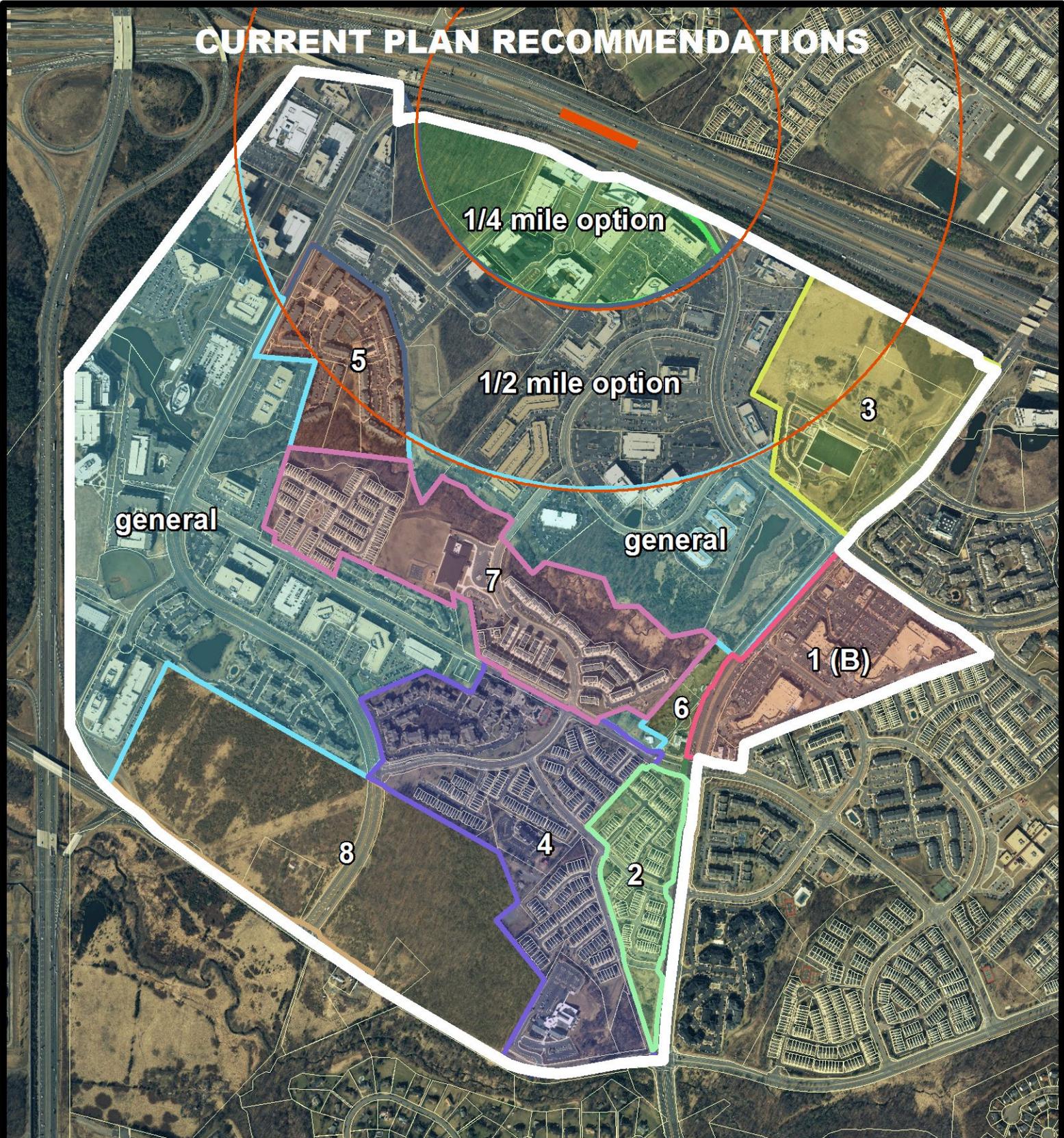


# CURRENT PLAN RECOMMENDATIONS



## ROUTE 28 STATION SOUTH SPECIAL STUDY

### Legend

- General Location of Transit Station Platforms
- Circles denote 1/4 and 1/2 mile distances from center of station platform
- 4 Route 28 Study Area Current Plan Recommendations



1/4 Mile

Map prepared by  
Dept. of Planning & Zoning  
September 2012

# Current Land Use Recommendations

Route 28 Station Working Group Meeting  
09-05-12 @ Coates ES

## LAND UNIT A

### **General Land Use Recommendation:**

This Land Unit is generally recommended for a complementary mix of land uses including office, hotel, support retail and optional residential uses at .50-1.0 FAR. In general, development intensities should be highest along Sunrise Valley Drive, formerly called Horse Pen Road, the Land Unit's central spine road. Development intensities should taper down towards the southern end of the Land Unit (Frying Pan Road), and the northeastern end of the Land Unit (Centreville Road).

### **Core Transit Station Mixed-use Area:**

Higher intensity development options for those areas envisioned as being served by Metrorail:

#### **¼ mile Option:**

Within ¼ mile radius of the transit station platform, a 1.5 FAR mixed use option is appropriate. Office use is limited to .75 FAR and hotel uses are encouraged under this option.

#### **½ mile Option:**

Within ½ mile radius of the transit station platform, a 1.25 FAR mixed use option is appropriate. Office use is limited to .75 FAR and hotel uses are encouraged under this option.

#### **TDR Option:**

If a mechanism is established for permanent transfer of development rights between parcels, within ¼ mile radius of the transit station platform, a 3.5 FAR mixed use option is appropriate if transferred from other areas of the Route 28 corridor that are outside of transit nodes.

### **Other Recommendations:**

#### **Recommendation 1:**

Intensities should generally decrease near the eastern and southern borders of the Land Unit.

#### **Recommendation 2:**

This area is planned and approved for office or light industrial use with intensities up to .45 FAR. See recommendation 4 for residential option (which was developed as the McNair Farms West subdivision).

#### **Recommendation 3:**

This area is “desirable” for use as a community park. If not acquired as a park, it is recommended (and approved as a part of Arrowbrook Centre rezoning) to develop under the general land use recommendations for mixed use between a .50-1.0 FAR.

**Recommendation 4:**

This area is planned (and developed as the Wellesley and Squirrel Hill subdivisions, Lions Gate apartments and the Floris United Methodist church and Mount Pleasant Baptist church) with a residential option of townhouse and multifamily residential use at 12-16 dwelling units per acre.

**Recommendation 5:**

This area is planned for office use at .50-1.0 FAR. The area is also planned (and developed as Trevor’s Run Apartments) with a residential option of multifamily residential use at 16-20 dwelling units per acre.

**Recommendation 6:**

This area is planned (and approved as the Dulles Center rezoning) for a complimentary mix of uses at .50-1.0 FAR including office or hotel and retail uses.

**Recommendation 7:**

This area is planned for mixed use at .50-1.0 FAR. The area is also planned (and developed as Coppermine Crossing townhouse and condominium developments) with a residential option of townhouse and multifamily residential use at 8-12 dwelling units per acre. The area is also the site of Coates Elementary School and the Fairfax County Park Authority’s Merrybrook Run Stream Valley Park.

**Recommendation 8:**

This area is planned for mixed use at .50-1.0 FAR. Mixed uses include office, hotel, community serving retail and residential uses. A maximum of 300,000 square feet of retail use may be appropriate. This area may need to mitigate impacts upon area high schools through provision of land for facilities.

**LAND UNIT B** (The portion of the Land Unit within the Route 28 Station study area)

**Recommendation 1:**

The area is planned (and developed as the retail/office component of the McNair Farms development) for a mix of residential use up to 14 dwelling units per acre, commercial retail and office uses, with up to 327,000 square feet of commercial retail and office uses.